

## **MINUTES**

### **WEST LAFAYETTE REDEVELOPMENT COMMISSION 609 West Navajo St., West Lafayette, Indiana Lower Level Conference Room**

**April 22, 2008**

Redevelopment Commission members present: Larry Oates, Linda Sorensen, Stephen Curtis and Diane Damico. Commissioner Gary Lehman was absent.

The meeting was called to order at 8:35 a.m. Mr. Oates, President of the Redevelopment Commission presided.

#### **Old Business:**

##### **Minutes**

Ms. Sorensen motioned to approve the March 19, 2008 minutes. Ms. Damico seconded. The minutes were approved as submitted with a vote of 3-0.

##### **Wabash Landing Parking Garage Automation Bid Notification**

Tom Gall requested the Commissioners' approval of the bid notification to be published April 25 and May 2, 2008 with bids to be opened on May 13, 2008 at the Board of Works at 11:00 a.m. Jim Curtis of the garage management company and Tim Breuning of Light & Breuning, Inc. consultant, summarized the specifications and the anticipated timeline of the automation project. There was discussion regarding the pros and cons of using debit cards and/or cash as payment for parking. Mr. Breuning detailed his experience and qualifications to the Commission.

Ms. Damico motioned to approve the Notice to Bidders on the specifications for the Parking Garage automation system, that the Board of Works opens the bids and the approval of the advertisement of the project in the media. Ms. Sorensen seconded. The motion passed unanimously 3-0.

##### **Other**

Allen Grady stated on Wednesday, April 16, 2008, the APC (Area Plan Commission) approved their resolution No. 08-01 approving the KCB TIF District expansion and that it is in conformance with the comprehensive plan.

## **New Business:**

### **Payment of Claims**

Ms. Damico motioned to approve the payment of Claims. Ms. Sorensen seconded.

Dave Buck stated there are two claims for CrossRoad Engineers relative to the design work that they're doing on Yeager Road Phase II which is the gravel road section north of Kalberer Road. The project is in cooperation with Tippecanoe County. The claim from Eco Logic was explained by Joe Payne as site preparation for the installation of native grasses in the Celery Bog.

The motion to approve the payment of claims passed unanimously 3-0.

### **TIF Capital Project List 2008 – 2009**

Mayor Dennis expressed his appreciation to the department heads for putting the list together. It is designed to help the Commission know what they are looking at down the road which will help when it comes to appropriate funding for certain projects. Mayor Dennis reiterated that even though the list is in writing, everybody should understand that it is subject to change as needs arise. (*TIF Capital Project List 2008-2009 attached to minutes*) The list was provided as a vehicle for information to the Commission. A question and answer session followed.

### **Resolution RC 2008-4 Amended**

Ms. Damico motioned to consider Resolution RC 2008-4 Appropriating Funds from the Kalberer/Cumberland/Blackbird Development Area Surplus Fund to Pay Expenses of the commission for Certain Local Public Improvements in or Serving the Allocation Area. Ms. Sorensen seconded. The resolution approved the possible expenditure of up to \$136, 357 for improvements to Cumberland Park. Charlotte Martin confirmed that the proper notices were published.

Due to a conflict, Steve Curtis recused himself.

There were no questions or comments from the Commission.

A Public Hearing for Resolution RC 2008-4 was opened.

Bob McCullough, head of the West Lafayette Pony League program explained his proposal requesting the approval of financial support to establish a separate playing field for the Pony League in Cumberland Park. The proposal was separated into three phases

which were detailed. There was discussion as to whether the proposed work could be ready by this season. There was further discussion regarding additional uses of the field and scheduling to maximize usage and maintenance.

Mr. Oates asked if there were any further comments or questions from the public. Hearing none, the Public Hearing was closed.

Ms. Damico motioned to amend Resolution RC 2008-4 that the Redevelopment Commission would provide \$20,500 for the fencing and field preparation in Cumberland Park. Ms. Sorensen seconded.

The Commission considered the amended Resolution RC 2008-4. After discussion as to making the field completely usable with the addition of bleachers, the amendment to Resolution RC 2008-4 failed 0-3.

Ms. Sorensen motioned to amend Resolution RC 2008-4 that the Redevelopment Commission fund Phase I and Phase II in the amount of \$33,000 to include fencing, field preparation and bleacher installation at Cumberland Park. Ms. Damico seconded.

There was no further discussion and the amendment to Resolution RC 2008-4 passed unanimous 3-0.

The amended Resolution RC 2008-4 to Appropriate Funds from the KCB TIF District in the amount of \$33,000 for the public improvements in Cumberland Park for Pony League in the district passed unanimously 3-0.

#### State of Indiana Technology Development Fund Grant Agreement

Due to the finalization of some of the information, discussion was postponed until the next meeting.

#### Contract for Financial Services – O.W. Krohn & Associates, LLP

Redevelopment Commission Attorney Brooks stated that after interviewing several firms, Mayor Dennis has requested O.W. Krohn & Associates to be the consultants for the KCB TIF District expansion.

Ms. Sorensen motioned to approve the contract for services with O. W. Krohn & Associates, LLP. Ms. Damico seconded. Buzz Krohn was introduced and gave a review of his experience and the scope of services that were covered by the agreement. The various upcoming law changes and their impact on the tax rates were discussed. Jim Treat, CPA at O. W. Krohn & Associates, LLP was introduced. He noted that they had a long standing relationship with Attorney Tom Pitman of Baker & Daniels, LLP and

reviewed the steps involved in the expansion process. A question and answer period followed.

The motion to approve the contract for services with O. W. Krohn & Associates passed unanimously 3-0.

Contract with ACT Environmental Consulting for Asbestos Investigation at 500 Brown St. (Burnham's)

Allen Grady stated the contract was for a pre-demolition asbestos investigation at the Burnham's building. The amount of the contract was up to \$1,310. This amount includes 36 samples of lab analysis at \$10/sample. It could be reduced pending their findings. An asbestos inspection prior to demolition in any multifamily or commercial area is required by the state of Indiana. This contract is just for the identification of potentially hazardous material. Depending on the findings, remediation may be necessary.

Ms. Damico motioned to hire ACT Environmental Consulting for asbestos investigation at 500 Brown Street, the Burnham's property, for up to \$1,310. Ms. Sorensen seconded. Mr. Steve Curtis recommended that ACT Environmental Consulting provide evidence of professional liability coverage. There were no further comments or suggestions.

The motion to approve the contract for asbestos investigation with ACT Environmental Consulting passed unanimously 3-0.

Other

Attorney Tom Brooks, Jr. announced that Tom Pitman of Baker & Daniels would be holding a workshop Wednesday, April 23 in the Council Chambers to review the HEA 1001 legislation and its effect the City.

Attorney Tom Brooks, Jr. stated he is working with PRF on lease agreement for the Purdue Crew Building at the Burnham's site.

Mr. Oates requested that the review of financial documents be included on the future agendas before the payment of claims.

There was a question and answer session of the financial reports as distributed.

**Public Comment**

There was none.

The Commission confirmed the next scheduled meeting.

**Tuesday, May 20, 2008 at 8:30 a.m. - Council Chambers.**

**Adjourn**

On motion of Ms. Damico and seconded by Mr. Curtis, the meeting adjourned at 10:05 a.m.



Linda M. Sorensen  
Recording Secretary

Approved:



Lawrence T. Oates, President

/djg